

SECURITY TITLE AGENCY

When Recorded, Return To:

Will Cardon
1819 East Southern Avenue
Suite B-10
Mesa, Arizona 85204

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260470335
2 of 5

SPECIAL WARRANTY DEED

FOR TEN DOLLARS and other valuable consideration, SOLID STATE SURPRISE LP, an Arizona limited partnership ("*Grantor*"), does hereby grant, sell and convey to the parties listed on Exhibit B attached hereto and by reference incorporated herein (collectively, "*Grantee*"), the following described real property situated in Maricopa County, Arizona, together with all rights and privileges appurtenant thereto:

See Exhibit A attached hereto and by reference incorporated herein (the "*Property*").

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions, obligations, matters and liabilities as may appear of record, and all matters that an accurate ALTA survey or a physical inspection of the Property would reveal.

Grantor warrants title to the Property against all acts of Grantor and no other, subject to the matters set forth above.

Dated to be effective as of date recorded in the records of Maricopa County, Arizona.

GRANTOR:

SOLID STATE SURPRISE LP,
an Arizona limited partnership

By: Solid State Corporation II,
a Delaware corporation, General Partner

By: 
Robert C. Marshall, Jr., Vice President

STATE OF Maryland) ss.
County of Montgomery)

The foregoing instrument was acknowledged before me this ____ day of May, 2004, by Robert C. Marshall, Jr., Vice President of Solid State Corporation II, a Delaware corporation, on behalf of the corporation acting as the General Partner of SOLID STATE SURPRISE LP, an Arizona limited partnership, on behalf of the partnership.

Jackie Marino
Notary Public

My commission expires:

11/17/07



JACKIE MARINO
Notary Public, State of Maryland
County of Montgomery
My Commission Expires November 17, 2007

Unofficial Document

EXHIBIT ALegal Description

All of Section 18, Township 5 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the Northeast quarter of the Northeast quarter; and

EXCEPT the Northeast quarter of the Southeast quarter of said Section 18; and

EXCEPT that part of Section 18 which lies within the bounds of the land and right of way of the California, Arizona and Santa Fe Railway Company, a California corporation, 200.00 feet wide; and

EXCEPT a parcel lying Southerly and Westerly of the Southwesterly right of way line of U.S. Highway 60 and 89.

Exhibit B**Grantees**

Boa Sorte Limited Partnership, an Arizona limited partnership, as to an undivided 37.34% interest;

Cambridge Business Insurance, Ltd., a British Virgin Islands international business company, as to an undivided 11.00% interest;

Charlesview LLC, an Arizona limited liability company, as to an undivided 1.61% interest;

Thomas R. Stone, Trustee of The Thomas Robert Stone Family Trust dated January 8, 1971, as to an undivided 1.61% interest;

Winnepesaukee Partners, L.L.C., an Arizona limited liability company, as to an undivided 1.61% interest;

Gerald Tim Goodman and Deborah L. Goodman, husband and wife as Joint Tenants with Right of Survivorship, as to an undivided 3.87% interest;

Cloverland, L.L.C., an Arizona limited liability company, as to an undivided 0.49% interest;

2323 Investments LLC, an Arizona limited liability company, as to an undivided 0.08% interest;

SMT Investors Limited Partnership, an Arizona limited partnership, as to an undivided 15.97% interest;

Michael Theron Cowley, Timothy Neal Cowley ^{Unofficial Document} and Suzette Cowley Tyler, Co-Trustees of the Cowley Descendants Irrevocable Trust dated December 31, 1997, as to an undivided 11.01% interest;

Nathan Learner, Trustee of Go West Too Defined Benefit Plan dated January 1, 2001, as to an undivided 0.81% interest;

Nathan Learner and Marie Learner, husband and wife, as to an undivided 2.42% interest;

CFG Dove Valley MAS, LLC, an Arizona limited liability company, as to an undivided 1.61% interest;
and

CFG Dove Valley BG, LLC, an Arizona limited liability company, as to an undivided 10.57% interest.

JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

ATTACHED TO AND MADE A PART OF THAT Special Warranty Deed DATED ____, EXECUTED BY Solid State Surprise LP, an Arizona limited liability company, AS Grantor UNDER SECURITY TITLE AGENCY ESCROW NO. 26-26-70335-LD.

THE Grantees BY SIGNING THE ACCEPTANCE BELOW EVIDENCE THEIR INTENTION TO ACQUIRE SAID PREMISES AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, AND NOT AS COMMUNITY PROPERTY NOR AS TENANTS IN COMMON.

ACCEPTANCE

ACCEPTED AND APPROVED BY:

Gerald Tim Goodman

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Deborah J. Goodman

STATE OF Missouri)
County of Lawrence)

This instrument was acknowledged before me this 24th day of May, 20 04,
by Mary A. McDonald

Mary A. McDonald

NOTARY PUBLIC

Mary A. McDonald

My Commission will expire 8-22-06

JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

ATTACHED TO AND MADE A PART OF THAT Special Warranty Deed DATED __, EXECUTED BY Solid State Surprise LP, an Arizona limited liability company, AS Grantor UNDER SECURITY TITLE AGENCY ESCROW NO. 26-26-70335-LD.

THE Grantees BY SIGNING THE ACCEPTANCE BELOW EVIDENCE THEIR INTENTION TO ACQUIRE SAID PREMISES AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, AND NOT AS COMMUNITY PROPERTY NOR AS TENANTS IN COMMON.

ACCEPTANCE

ACCEPTED AND APPROVED BY:

Nathan Learner
Marie Learner
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STATE OF ARIZONA)
 County of MARICOPA)



This instrument was acknowledged before me this 25th day of May, 2004,
 by NATHAN LEARNER & MARIE LEARNER

Tayne C. Griffin
Tayne C. Hilton NOTARY PUBLIC

My Commission will expire 6/24/2007

Current Beneficiaries of The Thomas Robert Stone Family Trust:

**Kyle McKay and Jennifer Stone McKay
718 E. 1275 South
Kaysville, UT 84037-4000**

**Patricia Stone
4223 Thackeray Place NE
Seattle, WA 98105**

**Dr. Thomas L. Stone and Dr. Kimberly Stone
5277 So. Geneva St.
Englewood, CO 80111-6210**

**John Stone and LaDawn Stone
1036 Morning Glory Ct.
El Dorado Hills, CA 95762**

**Jared Stone and Jani Stone
170 Alta Vista Way
Danville, CA 94506-4658**

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**Emily Stone
31 W. 11th St., #4-B
New York City, NY 10011**

**Andrew Lovell and Sarah Stone Lovell
4962 So. Riverside Dr.
Murray, UT 84123**

**Peter Stone
3417 Wycliffe Dr.
Modesto, CA 95355-4741**

The current Beneficiaries of Cowley Descendants Irrevocable Trust as of May 24, 2004:

Michael Theron Cowley, 101 W. Cypress St., Phoenix, AZ 85004
Timothy Neal Cowley, 2309 E. Grandview, Mesa, AZ 85213
Kristen Laurie Cowley, 2309 E. Grandview, Mesa, AZ 85213
Dallyn Laurie Cowley, 2309 E. Grandview, Mesa, AZ 85213
Hunter Bronson Cowley, 2309 E. Grandview, Mesa, AZ 85213
Monson Seville Cowley, 2309 E. Grandview, Mesa, AZ 85213
Ashlyn Briana Cowley, 2309 E. Grandview, Mesa, AZ 85213
Cannon Duke Cowley, 2309 E. Grandview, Mesa, AZ 85213
Hollyn Tristen Cowley, 2309 E. Grandview, Mesa, AZ 85213
McKaylyn Marie Cowley, 2309 E. Grandview, Mesa, AZ 85213
Perry Alice Cowley, 2309 E. Grandview, Mesa, AZ 85213
Taft Marcia Cowley, 2309 E. Grandview, Mesa, AZ 85213
Suzette Cowley Tyler, 2455 E. Emelita Ave., Mesa, AZ 85204
Loren Ross Tyler, 2455 E. Emelita Ave., Mesa, AZ 85204
Jacob Ross Tyler, 2455 E. Emelita Ave., Mesa, AZ 85204
Janie Tyler, 2455 E. Emelita Ave., Mesa, AZ 85204
Emma Tyler, 2455 E. Emelita Ave., Mesa, AZ 85204
Alyse Tyler, 2455 E. Emelita Ave., Mesa, AZ 85204

Current Beneficiaries of the Go West Too LLC Defined Benefit Pension Plan:

**Marie K. Learner
9819 North 61st Place
Paradise Valley, AZ 85253**

**Nathan S. Learner
9819 North 61st Place
Paradise Valley, AZ 85253**